

Odessa Housing Report

April 2018

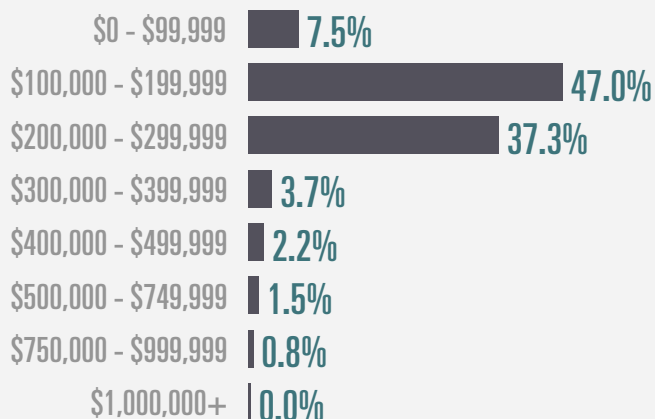


Median price
\$189,500

Up **22.3%**

Compared to April 2017

Price Distribution



Down

Active listings

52%

196 in April 2018



Up

Closed sales

60%

144 in April 2018



Days on market

Days on market 43

Days to close 42

Total 85

15 days less than April 2017



Months of inventory

1.6

Compared to 4.4 in April 2017

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

Market Analysis By Metropolitan Statistical Area: Odessa

Property Type	Closed Sales*	YoY%	Dollar Volume	YoY%	Average Price	YoY%	Median Price	YoY%	Price/Sqft	YoY%	DOM	New Listings	Active Listings	Pending Sales	Months Inventory	Close To OLP
All(New and Existing)																
Residential (SF/COND/TH)	144	60.0%	\$29,167,427	94.6%	\$202,552	21.6%	\$189,500	22.3%	\$106	11.7%	43	193	196	170	1.6	96.9%
YTD:	494	39.6%	\$100,102,133	55.4%	\$202,636	11.4%	\$189,700	14.3%	\$105	8.5%	50	665	185	604		96.0%
Single Family	138	64.3%	\$28,072,742	97.9%	\$203,426	20.5%	\$189,000	21.2%	\$106	11.3%	40	175	172	154	1.5	96.9%
YTD:	481	42.7%	\$98,079,785	58.2%	\$203,908	10.9%	\$190,000	12.4%	\$105	8.5%	49	622	168	566		96.0%
Townhouse	5	-16.7%	\$900,000	12.2%	\$180,000	34.7%	\$195,000	30.0%	\$103	16.6%	138	18	24	16	6.1	97.5%
YTD:	12	-29.4%	\$1,836,250	-24.0%	\$153,021	7.6%	\$148,250	2.2%	\$98	4.5%	99	43	17	38		97.0%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	0	0	-	0.0%
YTD:	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0	0	0		0.0%

* Closed Sale counts for most recent 3 months are Preliminary.

Existing Home

Residential (SF/COND/TH)	133	58.3%	\$26,757,087	101.2%	\$201,181	27.1%	\$181,750	21.3%	\$105	13.4%	44	152	150	143	1.3	96.6%
YTD:	442	32.7%	\$87,160,269	47.8%	\$197,195	11.3%	\$180,000	9.2%	\$103	8.1%	50	566	149	541		95.4%
Single Family	127	62.8%	\$25,663,026	105.4%	\$202,071	26.2%	\$181,000	20.8%	\$105	13.1%	40	148	143	138	1.3	96.6%
YTD:	429	35.8%	\$85,142,079	50.5%	\$198,466	10.9%	\$181,000	9.7%	\$103	8.2%	48	551	142	523		95.4%
Townhouse	5	-16.7%	\$900,000	12.2%	\$180,000	34.7%	\$195,000	30.0%	\$103	16.6%	138	4	7	5	1.8	97.5%
YTD:	12	-29.4%	\$1,836,250	-24.0%	\$153,021	7.6%	\$148,250	2.2%	\$98	4.5%	99	15	7	18		97.0%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	0	0	-	0.0%
YTD:	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0	0	0		0.0%

* Closed Sale counts for most recent 3 months are Preliminary.

New Construction

Residential (SF/COND/TH)	11	83.3%	\$2,414,999	42.8%	\$219,545	-22.1%	\$221,500	-20.7%	\$116	-7.1%	36	41	46	27	4.3	101.2%
YTD:	52	147.6%	\$12,916,900	138.9%	\$248,402	-3.5%	\$233,937	-3.2%	\$124	-1.2%	57	99	36	63		100.8%
Single Family	11	83.3%	\$2,414,999	42.8%	\$219,545	-22.1%	\$221,500	-20.7%	\$116	-7.1%	36	27	29	16	2.7	101.2%
YTD:	52	147.6%	\$12,916,900	138.9%	\$248,402	-3.5%	\$233,937	-3.2%	\$124	-1.2%	57	71	26	43		100.8%
Townhouse	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	14	17	11	-	0.0%
YTD:	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	28	9	20		0.0%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	0	0	-	0.0%
YTD:	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0	0	0		0.0%

* Closed Sale counts for most recent 3 months are Preliminary.